



# PLANNED RESIDENTIAL DEVELOPMENT

KEUKA ROAD  
CONCORD, MA

APRIL, 2017



## INTRODUCTION

**HOSMER MEADOW** is a proposed PRD intended to bring much needed housing stock to the Town of Concord. Hosmer Meadow is located at Keuka Road (approximately 688 Main Street), one mile walking-distance to Concord Center. The site is comprised of 12.48 acres of mixed upland and wetlands. Included in our plan are eleven, smaller homes (2500 s.f. or less), with a mix of two bedroom townhomes and two & three bedroom, single-family homes.

The basis for our conceptual plan was the growing demand for smaller homes in Concord. As the “2015 Concord Housing Production Plan” outlines, *“there is a need for smaller more energy efficient homes within walking distance to the Town Center”*. Having lived in Concord for over fifteen years, the applicant is acutely aware of the growing demand for this type of housing in growing contrast to the limited supply.

Our 55+ Age-Restricted Development will create smaller, more energy-efficient home sited on a tract of land which is walking-distance to medical offices, Emerson Hospital and the Town Center. Our development will pose little to no burden on our school system while raising the Town’s tax base. Because Hosmer Meadow is a minimum density development, we are proposing a voluntary contribution, in lieu of Affordable Housing, to the Town’s “Small Grants Program”.



The proposed name **Hosmer Meadow** was conceived based upon the history of the tract of land where the PRD would be sited. Currently named Keuka Road, the entire twelve-plus acre tract is situated on land which was originally owned by the Hosmer Family.

Stephen Hosmer, owner of the *Hosmer Homestead* (Baker Ave.), was a civic leader who played a significant role in the growth of the town. The entire Hosmer parcel stretched from the Stephen Hosmer homestead, south to the Joseph Hosmer House (572 Main St) and westerly to land now known as “Concord Greene”.

Joseph Hosmer was a significant figure in the town of Concord, during his lifetime. He was given the title of Captain by Colonel James Barrett, (later to be called “major”) for helping to organize and lead the Concord-troops toward the British, which began the ‘battle of the north bridge’.

We felt that given the previous owner’s contributions’ to the Town of Concord, the name **Hosmer Meadow** would be fitting and appropriate.

*The only other known use of the name ‘Hosmer’ in the town of Concord, is Hosmer Road, off Elm Street.*



## SITE PLAN AND PROPOSAL HIGHLIGHTS

- ❖ **Minimum Density Development** – Eleven, compact, energy efficient units in walking distance to Concord Center ❶
- ❖ **Diverse Housing Mix** - To include (3) townhouses; (2) 2-bedroom houses; (6) 3-bedrom houses, four with first-floor master suites ❷
- ❖ **55+ Active Adult Community** to help meet the needs of the community as outlined In the “housing production plan, 2015”
- ❖ Installation of **Private Road and Sewerage** to be maintained by HOA ❸
- ❖ All homes to be **Energy-Star Rated with Net-Zero Capability** ❹
- ❖ Plan to include **Open Space in the Form of a ‘Community Common’**, 1/3 acre grass parcel, with cabana and seating, overlooking 10 acre wetlands parcel ❺
- ❖ **Projected Annual Property Tax** contribution to town of concord: \$166,730 ❻

# SITE PLAN AND PROPOSAL HIGHLIGHTS

(CONTINUED)

## 1 **Minimum Density Development** – calculation

Section 10.2.2.1: The number of dwelling units obtained by dividing the sum of (1) the area of the tract exclusive of Land situated within the flood plain or wetlands conservancy districts, and (2) 25% of the area of land situated Within the flood plain or wetlands conservancy districts by the minimum lot size permitted in the zoning district.

The tract of land of all parcels is approximately 12.48 acres. Of that 9.9 ac is completely within the wetlands Conservancy district and is excluded, leaving 2.58 acres or 112,384.8 sf Of the area within the wetlands conservancy District, 25% of the 9.9 ac gets factored back into the calculation, 2.48 ac or 108,028 sf Resulting in a total of  $112,384.8 + 108,028 = 220,413.6/20,000$  sf minimum lot size = 11 units (basic density calculation).

## 2 **Diverse Housing Mix** – see complete list of proposed configurations, attached.

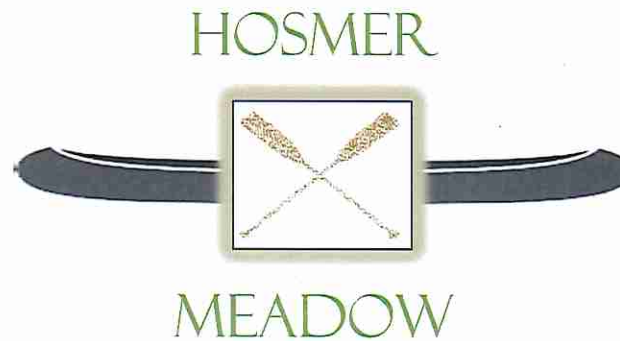
## 3 **Private Road and Sewerage** – proposing two shared systems which will become the financial responsibility of the HOA.

## 4 **Energy Efficient Homes** - list of energy efficient features and materials, attached.

## 5 **Open Space in the Form of a ‘Community Common’** - See Landscape Sketch of ‘Open Space’ areas, to include “Community Common” with sitting area and cabana

## 6 **Projected Annual Property Tax Contribution:**

		Projected	2017	Tax Per	Number of	Annual Tax
<u>Unit Type</u>	<u>Description</u>	<u>Assessment</u>	<u>Tax Rate</u>	<u>Unit</u>	<u>Units</u>	<u>Contribution</u>
Townhouse - Middle Placement	2 Bedroom/2.5 Bath	900,000	14.07	12,663	2	25,326
Townhouse - End Units	2 Bedroom/2.5 Bath	1,000,000	14.07	14,070	3	42,210
Townhome - Smaller	3 Bedroom/2.5 Bath	1,150,000	14.07	16,181	3	48,542
Townhome - Larger	3 Bedroom/2.5 Bath	1,200,000	14.07	16,884	3	<u>50,652</u>
						\$ 166,730



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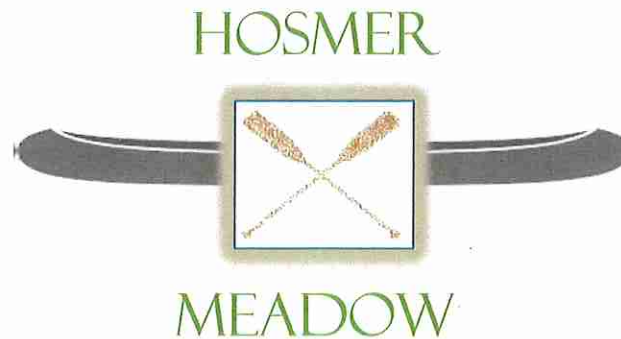
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Town of Concord  
Board of Appeals

## UNIT CONFIGURATION:

Unit Number	Unit Description	# of Units Proposed	Bedrooms/Baths	Floor Area (Sq. Ft.)	Ground Coverage
1T-A	TH, 1-car gar, 2nd Fl. Master	2	2BR + study/2.5BA	4910	2126
1T	TH, 1-car gar, 2nd Fl. Master	1	2BR + study/2.5BA	2427	930
1B	SF, 1-car gar, 1st Fl. Master	2	3BR/2.5BA	4634	2018
*2	SF, 2-car gar, 2nd Fl. Master	1	3BR/2.5BA	2240	1270
3A	SF, 2-car gar, 1st Fl. Master	1	3BR/2.5BA	2400	1350
*3B	SF, 2-car gar, 2nd Fl. Master	2	2BR + study/2.5BA	3288	1984
*3C	SF, 2-car gar, 2nd Fl. Master	1	2BR + study/2.5BA	1720	1092
*3D	SF, 2-car gar, 2nd Fl. Master	1	2BR + study/2.5BA	1702	957
		11		23,321	11,727

*\* Indicates optional 1<sup>st</sup>-floor master bedroom with 1-car garage in lieu of 2-car garage.*



### PROPOSED NAME

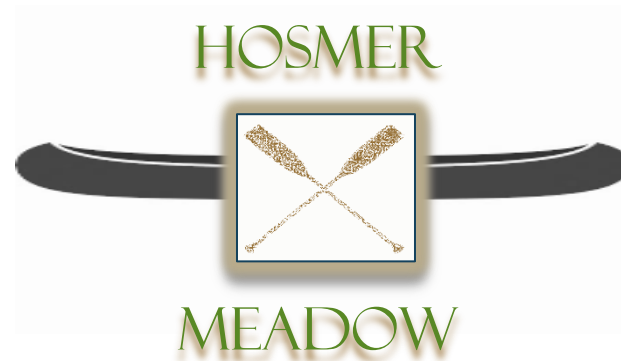
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## SUMMARY OF BENEFITS TO TOWN OF CONCORD

- I. INCREASED TAX BASE
- II. HOUSING TO SUPPORT THE AGING COMMUNITY
- III. MINIMAL TO NO BURDEN ON SCHOOL SYSTEM
- IV. GIFT TO “SMALL GRANTS PROGRAM”
- V. SMALLER, ENERGY-EFFICIENT HOMES
- VI. HM IS WALKING DISTANCE TO CONCORD CENTER
- VII. PROPOSED COMMUNITY COMMON

- 1. 11 New Housing Units Provides Increased Tax Base for Town as well as serves the Town’s housing needs as per “2015 Concord Housing production Plan” *dated: 3/23/16.*
- 2. Housing to support the aging community, including:
  - a. Smaller Homes
  - b. Diverse Housing Options Near Village (*walking distance to village and Emerson Hospital & medical facilities*)
  - c. “Increase residents’ ability to age in the community; enable older adults to downsize but stay in the community” (*2015 CHPP*)
- 3. Minimal to no burden on school system
- 4. Gift to “Small Grants Program” in lieu of affordable housing; Propose \$5K gift, per approved market-rate unit
- 5. Smaller. Energy-efficient homes
- 6. Less than one mile walking distance to Town Center (*CHPR 3/2016*)
- 7. Proposed ‘community common’ with cabana and benches overlooking 10 acre wetlands preserve, use available to all Town residents